

- VARIANCE REQUESTS:**
- A VARIANCE IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 5.11.2.B.2: INFILL DIMENSIONAL REQUIREMENTS; TO ALLOW THE PROPOSED BUILDING TO BE LOCATED 26.5' FROM THE PROPERTY LINE ADJACENT TO CANE RUN ROAD AND EXCEED THE FRONT YARD SETBACK OF THE TWO NEAREST LOTS.
 - A VARIANCE IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 5.11.2.B.2: INFILL DIMENSIONAL REQUIREMENTS; TO ALLOW THE PROPOSED BUILDING TO BE LOCATED 183' FROM THE PROPERTY LINE ADJACENT TO BRIDWELL DRIVE AND EXCEED THE FRONT YARD SETBACK OF THE NEAREST LOTS.

- WAIVER REQUEST:**
- A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.4: PROPERTY PERIMETER LANDSCAPE BUFFER AREAS, TO WAIVE THE REQUIRED PERIMETER BUFFER ALONG THE ADJACENT OR-1 ZONED PROPERTY.

PROJECT DATA

TOTAL SITE AREA	= 3.83± ACRES (166,795 S.F.)
PROPOSED TRACT AREA	= 1.66± ACRES (72,368 S.F.)
RESIDUAL TRACT	= 2.17± ACRES (94,427 S.F.)
EXISTING ZONING	= C-1 (TO REMAIN)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= CAR WASH
PROPOSED BUILDING AREA	= 4,375 S.F.
PROPOSED BUILDING HEIGHT	= 1 STORY (25' MAX.)
F.A.R.	= .07 (1.0 MAXIMUM ALLOWED)
PARKING REQUIRED	MIN. MAX.
1SP./CONVEYOR+1SP./VACUUM	= 26 SPACES
2SP./CONVEYOR+1SP./VACUUM	= 27 SPACES
TOTAL PARKING PROVIDED	= 27 SPACES (2 ACCESSIBLE INCLUDED)
BICYCLE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 29,047 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 7.5% (2,179 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 6,113 S.F.
EXISTING IMPERVIOUS AREA	= 5,959 S.F.
PROPOSED IMPERVIOUS AREA	= 34,587 S.F.
NET IMPERVIOUS AREA	= +28,638 S.F. (83% INCREASE)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - Construction plans, encroachment permit and bond will be required for all work done in the Dixie Highway and Bridwell Avenue right-of-ways prior to construction approval by Metro Public Works. There shall be no increase in drainage run off to state roadways. There shall be no commercial or landscaping in the right of ways without an encroachment permit.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off. Site lighting shall comply with the Louisville Metro Land Development Code requirements.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - A reciprocal shared easement for the existing curb cut off Bridwell Drive and the existing access drive ending at the Cole, FD portfolio property has been recorded in Dead Book 1021, Page 554.
 - Wheel stops or curbing, at least 6 inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties, or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) three feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - A minor plot to create lots shall be recorded prior to construction plan approval.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Specifications.
 - Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Capacity Request will be submitted to MSD.
 - A KTC permit is required prior to MSD construction plan approval.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0071 E dated December 5, 2008.
 - Drainage pattern depicted by arrows (→) is for conceptual purposes.
 - Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 - If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
 - On-site detention is provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25, 100-year storms or to the capacity of the downstream system whichever is more restrictive.
 - A Downstream Facilities Capacity Request will be submitted to MSD.
 - The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
 - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
 - Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

TREE CANOPY CALCULATIONS

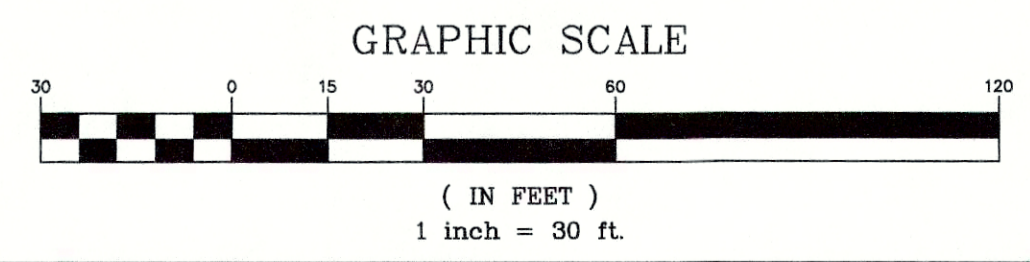
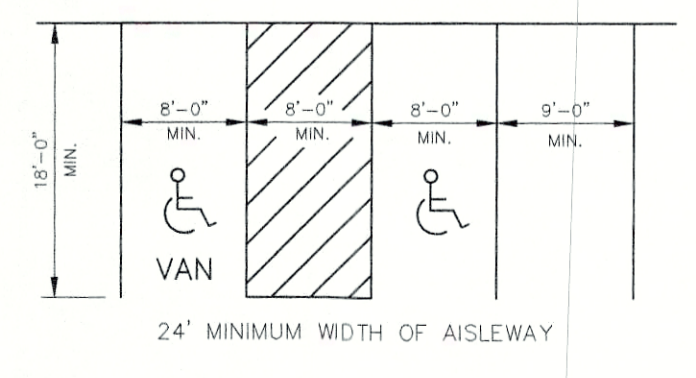
TOTAL SITE AREA	= 66,278 S.F.
EXISTING TREE CANOPY AREA	= 0 S.F. (0% OF SITE AREA)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (13,256 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	(14) "4" TREES @ 980 S.F. EACH = 13,440 S.F.
TOTAL TREE CANOPY TO BE PLANTED	= 13,440 (20% OF SITE AREA)
TOTAL TREE CANOPY PROVIDED	= 13,440 (20% OF SITE AREA)

DETENTION BASIN CALCULATIONS

X = Δ CRA/12	
ΔC = 0.85 - 0.26 = 0.59	
A = 1.0 AC.	
R = 2.8 INCHES	
X = (0.59)(1.0)(2.9)/12 = 0.14 AC.-FT.	
REQUIRED X = 6,098 CU.FT.	
PROVIDED BASIN = 19,900 SQ.FT.	
TOTAL = 19,900 SQ.FT. @ APPROX. 3 FT. DEPTH	
= 59,700 CU.FT. > 6,098 CU.FT.	

LEGEND

STORM SEWER	SHARED ACCESS EASEMENT PER D.B. 10121 PG.554
CONTOUR	
SANITARY SEWER	EXISTING ELECTRIC OVERHEAD LINES
ED STORM SEWER, CATCH BASIN	EXISTING WATER LINES
ED SEWER AND MANHOLE	EXISTING NATURAL GAS LINES
DRAINAGE SWALE	EXISTING ELECTRIC, TELECOM, & CABLE LINES



OWNER:
HOGAN HOLDINGS 36, LLC.
9300 SHELBYVILLE RD.
SUITE 1300
LOUISVILLE, KENTUCKY 40222

SITE ADDRESS:
4856 CANE RUN ROAD
LOUISVILLE, KY 40216
TAX BLOCK 1018, LOT 296
D.B. 9210, PG. 997

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - LAKE DREAMLAND/PRP

RECEIVED
MAY 07 2018
PLANNING & DESIGN SERVICES
CASE #18DEVPLAN1059
RELATED CASES: 19311, 18988, 10486, 8498, 13LSCAPE1030
WM#10754

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-19-18	REVISIONS PER AGENCY COMMENTS	ARH

PROJECT DATA

FILE NAME: 18042 Rev. Dev. Plan.dwg	SCALE: AS SHOWN
CHECKED BY: SRS	DRAWN BY: SRS/ARH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
605 WESTERN AVENUE SUITE 101 LOUISVILLE, KENTUCKY 40202
PH: 502.251.1234 FAX: 502.251.1234

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN

BRIDWELL CAR WASH

OWNER/DEVELOPER
THE CAR WASH COMPANY
1507 COWDREY PARK LANE

JOB NO. 18042

SHEET 1

RELATED PROJECTS: 12138 & 96891